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*City of Riders*

1040 2nd Street  
Sturgis, SD 57785  
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## *Planning Commission Agenda*

The City of Sturgis Planning Commission will hold their regular meeting on Tuesday, June 4, 2013 at 5:30 p.m. in meeting room A at City Hall. (Subject to changes announced at the meeting time.)

5:30 Call meeting to order  
Approve minutes of May 7, 2013.  
Update on recent Council actions related to Planning & Zoning

**Agenda Items** (subject to changes announced at meeting time)

**1. Variance** – HomeSlice Management, LLC – dba The Loud American Roadhouse

**Owner/Representative:** Mark Bruch  
1305 Main Street  
Sturgis, SD 57785

**Description:** Portions of Lots 3-4 and east 2/3 of Lot 5 Original Town of Sturgis, Meade County, SD.

**Zoning:** General Commercial

**Purpose:** Applicant is requesting a variance to the 30 day time limit requirement for temporary structures. They want to construct a temporary tent next to their permanent business at 1305 Main Street. The tent will be used for live music and dining. The tent installation would not take place until after July 1 and would be taken down no later than August 12. A time period of approximately 41 days or less. The current ordinance (Title 2) only allows temporary structures of this nature to be in place for up to 30 days.

**Action Required:** Review application and make recommendations to Council.

## **2. Plat – Davenport Ranch**

**Owner/Representative:** Katherine Martel & Martha Ward

**Description:** Lot 1 Revised of the NE1/4 of Section 21, T5N, R5E and the 60' dedicated public ROW in the NE1/4 of Section 21 and the NW1/4 of Section 22, T5N, R5E, B.H.M., Meade County, SD.

**Zoning:** Pending voluntary annexation.

**Purpose:** Applicant is in the process of filing a petition for voluntary annexation into the City. A developer agreement has been signed that will allow for future development of this property. Following plat approval, a Master Plan for infrastructure will be developed.

**Action Required:** Review plat and make recommendations to Council.

**Agenda Items** (subject to changes announced at meeting time)

## **3. Variance and Plat – Randy Nohava**

**Owner/Representative:** Randy & Brenda Nohava  
401 5<sup>th</sup> Street  
Sturgis, SD 57785

**Description:** Lot 2 of Block 2 Revised, Lot 1-A and Lot 1-B Sunnyslope Subdivision.

**Zoning:** General Residential 1

**Purpose:** The applicant is requesting a re-plat of his property so each home will be on its own lot. Applicant is also requesting a variance to the required lot frontage. The required lot frontage in this zone is 75' per lot. Due to topographical restrictions, each lot can only have 16.24' of frontage. There are no other options available that would allow more frontage at this location.

**Action Required:** Review application and make recommendations to Council.

## **4. Plat – Northern Hills Alcohol & Drug Services**

**Owner/Representative:** Northern Hills Alcohol & Drug Services  
PO Box 277  
Sturgis, SD 57785

**Description:** R.O.W. Lots 1,2 & 3, of Block 27, of Ash's Extension.

**Zoning:** Exempt

**Purpose:** The applicant is requesting a re-plat to identify R.O.W. lots 1-3 and primary Lot 25, Block 27 of Ash's Extension. The R.O.W. Lot 1 needs to be identified as it must remain part of the city drainage area.

**Action Required:** Review application and make recommendations to Council.

**All other agenda items:**

Annual review of Conditional Use Permits

The next meeting will be scheduled for July 2.